

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 20J: AG-1/AGRICULTURE DISTRICT

- 20J.00 AG-1/Agriculture District.
 20J.01 Permitted Uses.
 20J.02 Special Uses and Special Exceptions.
 20J.03 Accessory Buildings and Uses.
 20J.04 Height and Area Requirements.
 20J.05 Variance.

20J.00 AG-1/Agriculture District.

20J.00.01 Purpose and Intent.

The purpose of the AG-1/Agriculture District is to recognize and address the needs of agricultural lands and activities located in rapidly developing areas. It is the intention of this district to preserve and conserve prime agricultural land and protect existing open areas from this encroachment.

20J.01 Permitted Uses.

See Appendix A: Schedule of Uses.

20J.02 Special Uses and Special Exceptions. (See Chapter 21: Special Uses & Special Exceptions for additional regulations)

See Appendix A: Schedule of Uses.

20J.02.01 Minimum Area Requirements:

<u>Use</u>	<u>Minimum Area</u> (Acres)
Commercial Greenhouse	Ten (10)
Plant Nursery	Ten (10)
Cemetery	Thirty (30)

20J.02.02 Other Requirements: None.

20J.03 Accessory Buildings and Uses: (See Chapter 25: Additional Use Regulations for additional regulations)

20J.04 Height and Area Requirements: (See *Chapter 26: Additional Height, Yard and Lot Area Regulations* for additional regulations)

20J.04.01 Maximum Height:

1. Principal Building: Thirty-five (35) feet
2. Accessory Building: Twenty-five (25) feet
3. Agricultural Building: Fifty (50) feet

20J.04.02 Minimum Lot Area: Five (5) acres. Provided, however, any area devoted to feed lot for cattle, hogs or poultry shall be a minimum of five hundred (500) feet from any dwelling which is located on a lot of less than five (5) acres, other than the principal dwelling.

20J.04.03 Minimum Lot Standards:

1. Minimum Front Yard: Fifty (50) feet
2. Minimum Side Yard: Fifty (50) feet.
3. Minimum Rear Yard:
 - a. Principal Building: Fifty (50) feet
 - b. Accessory Building: Fifty (50) feet
 - c. Agricultural Building: One hundred fifty (150) feet
4. Minimum Lot Width: Three hundred (300) feet
5. Maximum Lot Coverage: Fifteen percent (15%) of lot
6. Minimum Ground Floor Area:
 - a. One-Story dwelling: One thousand (1,000) square feet
 - b. Two- or more story Dwelling: Eight hundred (800) square feet
7. Minimum Lot Frontage: Three hundred (300) feet on a Street
8. Maximum Lot Depth-to-Width Ratio: Four to One (4:1)

20J.05 Variance

Any property owner owning property with an existing use that was a legally permitted use prior to annexation of the land but would not be a legally permitted use within the corporate boundaries of the City shall have twenty-four (24) months in which to apply for a variance and all fees for such application shall be waived. The twenty-four-month period shall run from the effective date¹ of this ordinance if the property is within the corporate boundaries of the City of Carmel on the effective date of this ordinance. The twenty-four-month period shall run from the effective date of the annexation ordinance that annexes the property into the City of Carmel if the property is not within the corporate boundaries of the City of Carmel on the effective date of this ordinance.

¹ Ordinance No. Z-417-03 effective Monday, October 20, 2003.

**CHAPTER 20J: AG-1/AGRICULTURE DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-417-03	162-02 OA	October 20, 2003	October 20, 2003	Adopted Summer 2003 v1